

Planning \$ <u>Paid</u>	Drainage \$ <u>—</u>
TCP \$ <u>560.00</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>75723</u>
FILE # <u>SPR-2000-050</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

EX

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2898 I-70B

SUBDIVISION O'Dell Sub.

FILING _____ BLK _____ LOT 2

OWNER Mel Ertz

ADDRESS 2898 I-70B

TELEPHONE 970-242-0208

APPLICANT Chris McCallum / TPI

ADDRESS 1551 Independent Ave

TELEPHONE 243-4642

TAX SCHEDULE NO. 2943-181-12-002

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,295

SQ. FT. OF EXISTING BLDG(S) 7200

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

USE OF ALL EXISTING BLDGS E & E Door - Warehouse & Sales

DESCRIPTION OF WORK & INTENDED USE: Add 2,295 of warehouse space

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

NE I-1

SETBACKS: FRONT: _____ from Property Line (PL) or 25' from center of ROW, whichever is greater

SIDE: 0' from PL REAR: 0' from PL

MAXIMUM HEIGHT 65'

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES _____ NO

PARKING REQUIREMENT: no additional required

SPECIAL CONDITIONS: _____

CENSUS TRACT 8 TRAFFIC ZONE 39 ANNX _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature *Chris McCallum* Date 3.22.00

Department Approval *Lou V. Bowen* Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing Sewer Act 6095-3791</u>
Utility Accounting <u><i>WHEAT</i></u>			Date <u>6/26/00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldend: Utility Accounting)